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PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, January 10, 2017

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER CURREN D. PRICE, JR.

(Sharon Dickinson - Legislative Assistant - (213) 978-1074 or email Sharon.Dickinson@lacity.org)
(Zina Cheng - Legislative Assistant - (213) 978-1537 or email Zina.Cheng@lacity.org)

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MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM NO. (1)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)

[16-0684-S1](#)

Motion (O'Farrell - Huizar - Harris-Dawson) relative to requesting the City Attorney, with the assistance of the Department of City Planning, and in consultation with the Bureau of Contract Administration, to prepare a report on the implementation, enforcement, resources needed, timeline to implement, and any other impacts of the Affordable Housing and Labor Standards Related to City Planning Initiative Ordinance JJJ in Council file No. 16-0684.

ITEM NO. (3)

[16-1165](#)

CONTINUED FROM 12/6/16

Motion (Blumenfield - Wesson for Huizar) relative to instructing the Los Angeles Department of Building and Safety, with the assistance of the Los Angeles Fire Department, Department of City Planning, and the Bureau of Engineering, and in consultation with the City Attorney, to report with recommendations to address policy questions detailed in the Motion, stemming from the fire on Monday, December 8, 2014 at the under-construction apartment complex located at the juncture of the Harbor and Hollywood freeways in downtown Los Angeles.

ITEM NO. (4)

[16-1391](#)

CD 10

Categorical Exemption under the California Environmental Quality Act (CEQA), Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 and related CEQA findings, report from the Los Angeles City Planning Commission and draft Ordinance relative to establishing the proposed Oxford Square Historic Preservation Overlay Zone and adoption of the Oxford Square Preservation Plan, for the properties generally bounded by West Olympic Boulevard to the north, South Victoria Avenue to the east, West Pico Boulevard to the south, and South Windsor Boulevard to the west.

Applicant: City of Los Angeles, Department of City Planning

Case No. CPC-2016-924-HPOZ

CEQA No. ENV-2016-925-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (5)

[16-1288](#)

CD 6

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/31/17

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, reports from the Mayor and the Los Angeles City Planning Commission, Resolution relative to a General Plan Amendment to the Van Nuys-North Sherman Oaks Community Plan from Low Residential and Medium Residential to Low Medium II

Residential plan designation, and Ordinances to effect a Zone Change from R3-1 and R1-1 to (T)(Q)RD2-1 and Building Line Removal to remove a 45-foot Building Line along Sherman Way, for the development of a 58-lot single family Small Lot Subdivision with private yards and individual garages with 116 parking spaces and 15 guest parking spaces, a common open space lot, and an existing single family home to remain; with single family homes consisting of three bedrooms, varying in size from approximately 1,620 to 2,020 square feet with maximum heights of two and three stories and 26 to 37 feet, and on-site guest parking dispersed in several different locations on the project site at a rate of 1/4 parking space per dwelling unit, and the project's access provided from a vehicular entrance on the south side of Sherman Way, and common open space consisting of a landscaped park with 6,741 square feet at the center of the project site with trees and a lawn, for the properties located at 14700-14730 Sherman Way, subject to modified Conditions of Approval.

Applicant: Storm Properties

Representative: Angie Yee

Case No. CPC-2015-3534-GPA-ZC-BL-F-SPR

CEQA No. ENV-2015-3535-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO.

(6)

[16-1294](#)

CD 12

TIME LIMIT: 2/2/17; LAST DAY FOR COUNCIL ACTION: 2/1/17

Environmental Impact Report, Mitigation Monitoring and Reporting Program, Statement of Overriding Considerations, and related California Environmental Quality Act (CEQA) findings, reports from the Mayor and the Los Angeles City Planning Commission, Resolution relative to a General Plan Amendment to change the designation of the Plummer Street segment identified from an Avenue II to a Local Street within the Northridge Community Plan and Mobility Element, in order to facilitate a request for a right of way vacation for the Plummer Street segment between Darby Avenue and Lindley Avenue (within the campus of California State University Northridge).

Applicant: Ken Rosenthal, California State University Northridge

Representative: Matt Goulet, Land Use Developers Corp.

Case No. CPC-2016-633-GPA

CEQA Nos. ENV-2016-634-EIR; State Clearinghouse 2005051008

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO.

(7)

[16-1448](#)

CD 5

TIME LIMIT: 2/2/17; LAST DAY FOR COUNCIL ACTION: 2/1/17

Report from the Cultural Heritage Commission relative to the inclusion of the Shepherd Residence located at 626 North Siena Way in the list of Historic-Cultural Monuments.

Applicant: Bel Air Residents for Preservation

Owner(s): Regents of the University of California; Mark Gabay

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (8) **RELATED TO ITEM 9 (16-1368-S2)**

[16-1368](#)

CD 5

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 1/27/17

Environmental Impact Report (EIR), Statement of Overriding Considerations, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings; report from the Los Angeles City Planning Commission (LACPC); an appeal filed by Beverly Wilshire Homes Association, Inc. (Representative: Sabrina D. Venskus, Esq., Venskus and Associates, A.P.C.), from the entire determination of the LACPC for a Vesting Tentative Tract Map No. 74131 for a mixed-use development consisting of 145 residential units with five percent of the permitted base density set aside for affordable housing (seven Very Low Income units) pursuant to State Density Bonus guidelines, and seven Moderate Income units (not Density Bonus), 31,055 square feet of commercial uses consisting of a 27,685 square-foot grocery market and 3,370 square-foot restaurant, measuring 240 feet in height on an approximately 1.15-acre site, including 362 total parking spaces for commercial and residential uses within two subterranean levels and three parking levels above the ground floor, including 299 bicycle parking spaces, containing 294,294 square feet of floor area upon full build out, for the property located at 333 South La Cienega Boulevard, subject to Conditions of Approval; report from the Department of City Planning (DCP) dated January 5, 2017; and consider the following actions:

- a. Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code Section 21151.1 as a Sustainable Communities Project.
- b. Finding, that the City Council has reviewed and considered the information contained in the EIR prepared for this project, ENV-2015-897-EIR (SCH No. 2016011061) as well as the whole of the administrative record;
- c. Certifying: 1) the project EIR has been completed in compliance with the CEQA, 2) the project EIR was presented to the City Council as a decision-making body of the lead agency, and 3) the project EIR reflects the independent judgment and analysis of the lead agency;
- d. Adopting: 1) the related and prepared Environmental Findings, 2) the Statement of Overriding Considerations, and 3) the Mitigation Monitoring Program prepared for the project EIR
- e. Sustaining the Advisory Agency's approval of Vesting Tentative Tract Map No. 74131 with modified conditions of approval pursuant to the Applicant's request and DCP's recommendations for Condition 18 and Condition 20 to read as follows:

Condition No. 18

Affordable Units.

- 1) A minimum of seven units shall be reserved as Very Low Income units for five percent of the base dwelling units, as defined by the State Density Bonus Law 65915 (C)(2);
- 2) A minimum of 1 unit shall be reserved as a Very Low Income unit; and
- 3) A minimum of 6 units shall be reserved as Moderate Income units.

Condition No. 20

Housing Requirements. Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make eight units available to Very Low Income Households and six units available to Moderate Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the DCP for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the LACPC and with any monitoring requirements established by the HCIDLA.

Applicant: CRM Properties

Representative: George J. Mhlsten, Latham and Watkins, LLP

Case No. VTT-74131-2A

CEQA No. ENV-2015-897-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (9) **RELATED TO ITEM 8 (16-1368)**

[16-1368-S2](#)

CD 5 **TIME LIMIT: 2/19/17; LAST DAY FOR COUNCIL ACTION: 2/17/17**

Environmental Impact Report and related California Environmental Quality Act (CEQA) findings, reports from the Mayor and Los Angeles City Planning Commission (LACPC); Resolution relative to a General Plan Amendment to the Wilshire Community Plan to change the land use designation of the subject property from Neighborhood Office Commercial to General Commercial, and to modify Footnote No. 5.1 of the Wilshire Community Plan Land Use map to permit a Height District of 2D with development limited to a maximum floor area ratio of 4 to 1; draft Ordinance effecting a Vesting Zone and Height District Change from C2-1VL-O to (T)(Q)C2- 2D-O; and appeals filed by Beverly Wilshire Homes Association, Inc. (Representative: Sabrina D. Venskus, Esq., Venskus and Associates, A.P.C.), and Joseph Bourgeois, SoCal Environmental Justice Alliance (Representative: Gary Ho, Esq., Blum Collins, LLP, from the determination of the LACPC for a mixed-use development consisting of 145 residential units, with five percent of the permitted base density set aside for affordable housing (seven Very Low Income units) pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22-A,25, an additional seven units for Moderate Income households (not Density Bonus), 31,055 square feet of commercial uses consisting of a 27,685 square-foot grocery market and a 3,370 square-foot restaurant, with the height of the development being up to 240 feet on an approximately 1.15-acre site, including 362 total parking spaces for commercial and residential uses within two subterranean levels and three parking levels above the ground floor, including 299 bicycle parking spaces, and containing 294,294 square feet of floor area upon full build out, for the property located at 333 South La Cienega Boulevard, subject to Conditions of Approval; report from Department of City Planning (DCP) dated January 5, 2017; and consider the following actions:

- a. Finding, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in ENV-2015-897-EIR, SCH No. 2016011061 (under related case VTT-74131-1A);
- b. Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code Section 21151.1 as a Sustainable Communities Project.
- c. Modify condition No. A-2 to change it to read as follows pursuant to the applicant's request and staff's recommendation:

Residential Density. The project shall be limited to a maximum of 145 residential units, including seven units for Very Low Income Households pursuant to State Density Bonus

Law 65915 (C)(2), one additional unit for Very Low Income Households (not Density Bonus), and six units for Moderate Income Households (not Density Bonus);

- d. Modify condition No. A-6 to change it to read as follows pursuant to the applicant's request and staff's recommendation:

Affordable Units.

1) A minimum of seven units shall be reserved as Very Low Income units for five percent of the base dwelling units, as defined by the State Density Bonus Law 65915 (C)(2);

2) A minimum of one unit shall be reserved as a Very Low Income unit (not Density Bonus); and,

3) A minimum of six units shall be reserved as Moderate Income units (not Density Bonus);

- e. Modify condition No. A-8 to change it to read as follows pursuant to the Applicant's request and DCP's recommendation:

Housing Requirements. Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make eight units available to Very Low Income Households and six units available to Moderate Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the LACPC and with any monitoring requirements established by the HCIDLA.

- f. Master Conditional Use Permit to allow the on-site and off-site sale of a full line of alcoholic beverages in conjunction with a proposed grocery market and the on-site sale and consumption of a full line of alcoholic beverages in conjunction with a full service restaurant;
- g. Variance from the LAMC Section 12.21-A,16(E)(2)(iii) to allow alternative stall siting for long-term bicycle parking;
- h. On-Menu Density Bonus Incentive pursuant to LAMC Section 12.22-A,25(F)(4)(i) for a twenty percent increase in Floor Area Ratio (FAR) to permit a 4.8:1 FAR, in lieu of 4:1 FAR set forth in the proposed D limitation;
- i. Site Plan Review for a project that results in an increase of more than 50 dwelling units;

Applicant: CRM Properties

Representative: George J. Mhlsten, Latham and Watkins LLP

Case No. CPC-2015-896-GPA-VZC-HD-MCUP-ZV-DB-SPR

CEQA Nos. ENV-2015-897-EIR; State Clearinghouse 2016011061

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (10)

[16-1469](#)

CD 4

TIME LIMIT: 1/23/17; LAST DAY FOR COUNCIL ACTION: 1/20/17

Categorical Exemption under Section 15332, Class 32, of the California Environmental Quality Act (CEQA) Guidelines and Article III, Section I, Class 3, Category 1 of the City's CEQA

Guidelines and related CEQA findings, and an appeal filed by Crystal Clear LLC (Representative: Benjamin M. Reznik, Jeffer, Mangels, Butler and Mitchell LLP) from the determination of the Board of Building and Safety Commissioners in denying an application to export 3,500 cubic yards of earth from the project site located at 1561 North Blue Jay Way.

Applicant: Tony Russo

Owner: Crystal Clear LLC, c/o Harry Morton

Board File No. 160073

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

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